

RIGHT OF WAY DEED

THIS RIGHT OF WAY DEED AGREEMENT (AGREEMENT), made this _____ day of _____, 2024, ("Effective Date") by and between **CCRC Of Lee's Summit**, a Limited Liability Company organized and existing under the laws of the State of Missouri, **Grantor**, and the City of Lee's Summit, Missouri, a Municipal Corporation with a mailing address of 220 S.E. Green, Jackson County, Lee's Summit, Missouri 64063, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One and no/100's Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Permanent Right of Way for use in the establishment, building, construction, widening, re-establishment, reconstruction, and repair of public streets, alleys, roadways, thoroughfares, driveways, sidewalks, bike paths, or other public paths, together with all necessary appurtenances thereto; the construction, reconstruction and repair of sanitary sewer lines, water lines, storm sewers, drainage ditches, waterways, water, gas, poles, wires, ducts, conduits, cables, and all other utilities together with all necessary appurtenances thereto, and other municipal projects ("Improvements"); on, over, under, across, and through the following described land in the County of Jackson, and the State of Missouri, to-wit:

See Attached Exhibit "A" for Legal ("Easement Area") and Exhibit for Depiction

GRANTOR further states that it is lawfully seized of title to the Easement Area through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, has caused these presents to be signed by its _____ and attested by its Secretary, this _____ day of _____, 2024:

CCRC Of Lee's Summit, LLC

By: _____
Signature

[Printed name and title]

ATTEST:

Secretary

Printed Name

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this _____ day of _____ in the year 2024 before me, a Notary Public in and for said state, personally appeared _____ (name of manager or member) of _____ (Name of LLC), known to me to be the person who executed the within Right of Way Deed on behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated and further stated that said acknowledged said instrument to be the free act and deed of _____ (Name of LLC).

Notary Public Signature

Accepted by the City of Lee's Summit, Missouri, this _____ day of _____, 2024:

City of Lee's Summit,
a municipal corporation

By: _____

Michael Park – Director of Public Works

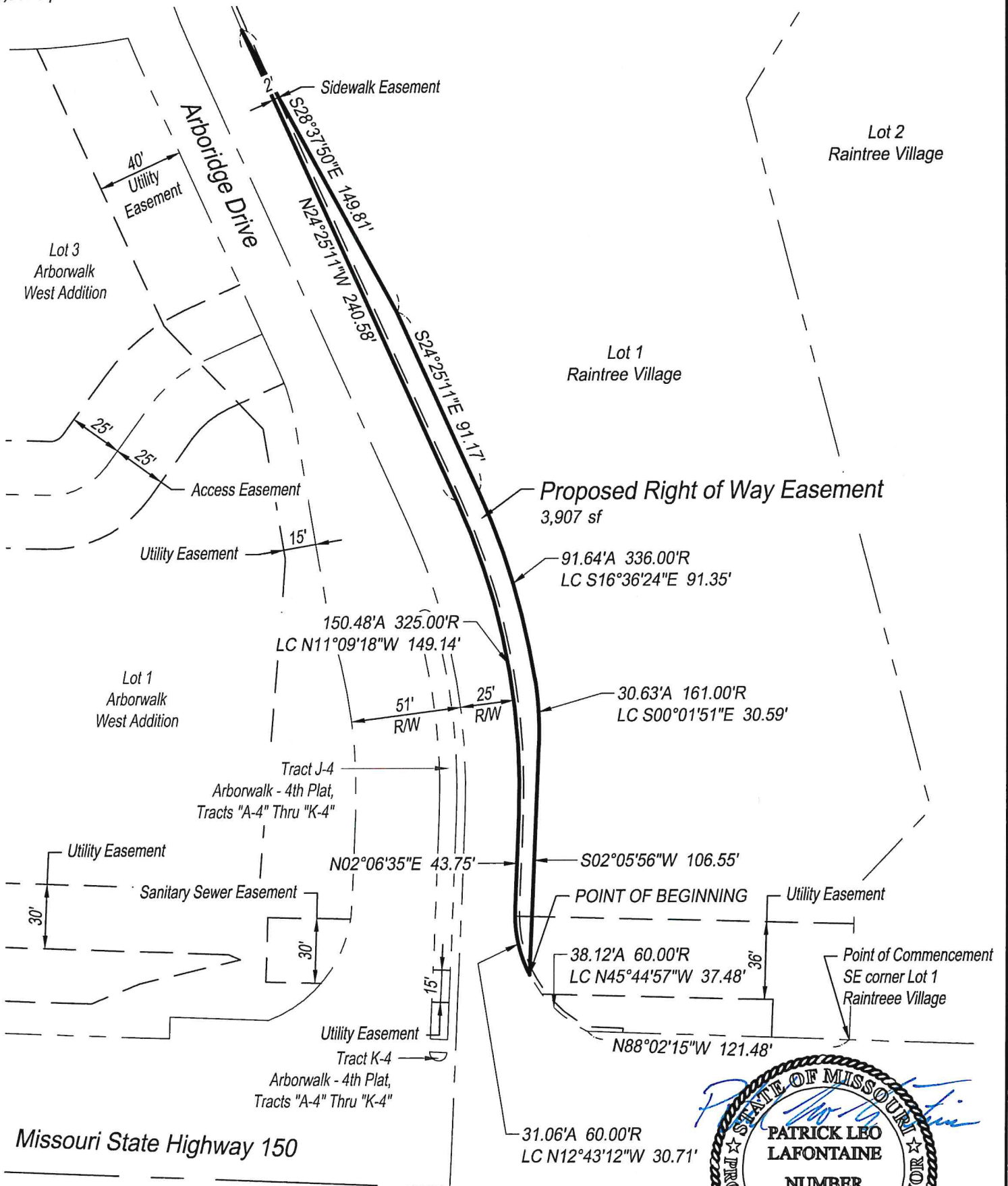
Exhibit 'A'

Description:

A portion of Lot 1, Raintree Village - Lot 1 & 2 in Lee's Summit, Jackson County, Missouri, being described by Patrick Leo LaFontaine, PLS 2022004461, on February 26, 2024, as follows: Commencing at the Southeast corner of said Lot 1; thence N88°02'15"W (Plat Bearings) along the South line of said Lot 1, 121.48 feet; thence along a 60.00 foot radius curve to the right an arc distance of 38.12 feet, said curve having a long chord bearing of N45°44'57"W, 37.48 feet for the POINT OF BEGINNING; thence continuing along a 60.00 foot radius curve to the right an arc distance of 31.06 feet, said curve having a long chord bearing of N12°43'12"W, 30.71 feet; thence N02°06'35"E along the West line of said Lot 1, 43.75 feet; thence continuing along said West line on a 325.00 foot radius curve left an arc distance of 150.48 feet, said curve having a long chord bearing of N11°09'18"W, 149.14 feet; thence N24°25'11"W along said West line, 240.58 feet; thence S28°37'50"E, 149.81 feet; thence S24°25'11"E, 91.17 feet; thence on a 336.00 foot radius curve right an arc distance of 91.64, said curve having a long chord bearing of S16°36'24"E, 91.35 feet; thence on a 161.00 foot radius curve right an arc distance of 30.63, said curve having a long chord bearing of S00°01'51"E, 30.59 feet; thence S02°05'56"W, 106.55 feet to the Point of Beginning. Containing 3,907 square feet more or less.



Scale: 1" = 60'



Prepared for:

Christie Development Associates LLC
7217 W 110th Street
Overland Park, Kansas 66210

Job No.:
21-288

Date:
February 21, 2024

SBB Engineering, LLC

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